

Historic Highland Park Neighborhood Council  
 Land Use Committee Meeting Minutes  
 Tuesday, April 20th 2021 7:00 pm

Via Zoom: <https://us02web.zoom.us/j/92424389761>

1. Call to Order/Roll Call

**Time: 7:05 pm**

Committee Member	Present	Not Present
Mary Allison	X	
Brendan Cronshaw	X	
Theresa Elorriaga		X
Rick Marquez	X	
Liz Strong		X
Clara Solis	X	
Arturo Vargas		X
Mirtala Sanchez		X
John O'Hara	X	
<b>Total:</b>	<b>5</b>	<b>4</b>

1.(5 mins) Welcome, Call to Order, and Roll Call

2.(5 mins) Discussion and motion to approve agenda.

**Public Comment: Sylva Blackstone water your trees.**

**John O'Hara moves to approve the agenda with item 14 removed. Committee member Brendan seconds.**

	For	Against	Abstain	Recused	Ineligible	Absent
Mary Allison	X					
Brendan Cronshaw	X					
Theresa Elorriaga						X
Rick Marquez	X					
Liz Strong						X
Clara Solis	X					
Arturo Vargas						X

<b>Mirtala Sanchez</b>						<b>X</b>
<b>John O'Hara</b>	<b>X</b>					
<b>Total:</b>	<b>5</b>					<b>4</b>

**Motion carries.**

3. Discussion and motion to approve the February 16,2021 Land Use Committee Meeting Minutes. Rick motions to approve and Mary Allison seconds.

	<b>For</b>	<b>Against</b>	<b>Abstain</b>	<b>Recused</b>	<b>Ineligible</b>	<b>Absent</b>
<b>Mary Allison</b>	<b>X</b>					
<b>Brendan Cronshaw</b>	<b>X</b>					
<b>Theresa Elorriaga</b>						<b>X</b>
<b>Rick Marquez</b>	<b>X</b>					
<b>Liz Strong</b>						<b>X</b>
<b>Clara Solis</b>	<b>X</b>					
<b>Arturo Vargas</b>						<b>X</b>
<b>Mirtala Sanchez</b>						<b>X</b>
<b>John O'Hara</b>	<b>X</b>					
<b>Total:</b>	<b>5</b>					<b>4</b>

**Motion carries.**

4. Discussion and motion to approve the March 16, 2021 Land Use Committee Meeting Minutes. Rick Marquez moves to approve. Brendan seconds.

	<b>For</b>	<b>Against</b>	<b>Abstain</b>	<b>Recused</b>	<b>Ineligible</b>	<b>Absent</b>
<b>Mary Allison</b>	<b>X</b>					
<b>Brendan Cronshaw</b>	<b>X</b>					
<b>Theresa Elorriaga</b>						<b>X</b>
<b>Rick Marquez</b>	<b>X</b>					
<b>Liz Strong</b>						<b>X</b>
<b>Clara Solis</b>	<b>X</b>					
<b>Arturo Vargas</b>						<b>X</b>
<b>Mirtala Sanchez</b>						<b>X</b>

<b>John O'Hara</b>	<b>X</b>					
<b>Total:</b>	<b>5</b>					<b>4</b>

**Motion carries.**

- Public Comment:** General Public Comments on Non-Agenda Items—Comments from the public on non-agenda items within the Board’s jurisdiction ((Limited to 10 min, max 2 min per speaker)

**Public Comment: None**

- (20 mins) Presentation, discussion, and possible action regarding Case No.ZA-2020-1180-ZAA-ZAD, proposed new 2-story single family home at 1480 N. Ave 57.

Lisa O. is making a presentation.

**Public Comment: Courtenay Wilkes** neighbor to project. Trying to work something out, could not build a fifth house because not possible even though approved. Lived here 12 or 13 years. No holistic approach. Neighbor is a retired firefighter. Av 57 a red flag street. Huge fire issue. 5 years to build 4 houses. Housing that doesn’t serve the community. **Jess Lou Springer and Chris** – Live below construction site. Most endangered property because of hillside collapses. Had to leave house immediately. During lockdown did not know where to go. Had to evacuate. Then a month later had to do again. They would be responsible because using their property. City put up hazard tape and fence. Then next morning construction crew was back. Help us to prevent this from continuing. Emma Howard – Do not have a solution now, but will investigate. **Lisa ?** How can we have findings low income and rehabilitation when barren land. This got through planning. **Sylva Blackstone** – Unconsciounable having to fend for themselves. **Steve Crouch** – Done when Huizar running the show. Get DA involved. Look into all of those things. Emma – Office of Ethics if think something is wrong. **Gemma Marquez** – to Emma Howard, onslaught happening, get active, walking tightrope, City of LA if not for developers. Construction given money, addicted to money. This story, felt you were dismissive. This is agony of what these people are having to do. Only here when people are organized. **Rosa Rivas** – this is horrible. I feel for people live here. When people almost run down good friend called crying. Glendale has all these steps have to follow. People who grant this should be fired. Emma please help them. Courtenay – same things happening. Remove once urban forestry comes around. Cut down old tree put in two and then take them out. 2800 sq ft, ADU’s, parking already tight. Two car garages, far exceed those. What are they doing about it. Backing up parking into other streets.

Board Discussion: Rick – Great presentation. House block away. 1000 sq ft 1.36 million. Every inch allocated to housing. Half a million units. appealed it City of LA no appeal.

Clara moves to write a CIS in opposition and a letter to DBS and BOE with copies to Council member Kevin de Leon.

	<b>For</b>	<b>Against</b>	<b>Abstain</b>	<b>Recused</b>	<b>Ineligible</b>	<b>Absent</b>
<b>Mary Allison</b>	<b>X</b>					
<b>Brendan Cronshaw</b>	<b>X</b>					

Theresa Elorriaga						X
Rick Marquez	X					
Liz Strong						X
Clara Solis	X					
Arturo Vargas						X
Mirtala Sanchez						X
John O'Hara	X					
Total:	5					4

**Motion carries.**

7. (10 mins) Discussion and possible letter regarding Case No. DIR-2020-7943-CCMPENV-2020-7944-CE additional dwelling unit and garage conversion at 200 Joy St.

Aldo is not present. Did have hearing with HPOZ.

**Public Comment: Steve Crouch** – Subdividing any lot. Got to get to source SB 9 and SB 10, Sacramento. **Sylva Blackstone** – Believe attending HPOZ meeting that this project presented at. I believe it was an alley or cul de sac. Flag lot. He is saying no neighbors, but a street involved.

**Rick, I think we should table it.**

8. (20 mins) Presentation, discussion, and possible CIS regarding CUP to allow professional office use in a historic lodge hall located in HPOZ on a property having RD2 zoning designation at 6401 Ruby

Nik Hlady of Elizabeth Peterson Group makes a presentation. Built 1914 as Garvanza's original library. Then became a lodge hall, Alamo. 6786 sq ft, lot, 3969 sq ft building. New ADA ramp. New Landscaping. No more than 5 patients at a time.

**Public Comment: Rosa Rivas**, I am 3 spaces away from you. Concerned about parking. Across from you is the Ruby church. Am happy that you are bringing these services to the community as they are needed. **Judith Velasco** – Essential services for the community, concerns are parking. Parking is a big concern. There is always a problem. **Lauren Furutani** employee and resident of HP. Excited to provide services to my neighbors. Clients happy to be able to bike to location. **Jennifer** have lived in Eagle Rock for over 20 years. Know Michele as a business owner, very collaborative. Lady bosses of Eagle Rock. Made a huge difference to community. Very helpful. Refer businesses to each other. **Rudy**: I live right across the street from the Alamo. Have lived here over 30 years. New project will not bring noise. As it was in the past especially during the weekends. Concern is parking Wednesdays and Thursdays especially. Have thought of alternatives to parking. Down the street on Avenue 64. Where project for big building. Would be better to build a parking structure for businesses. Needed business. **Steve Crouch**: Events during weekend. One block north of Skya project. Incredible gridlock should be considered. How will impact us. SKYA has reduced parking.

Has been altered. Concerned about what will be done inside. Want to follow the design. Refurbish windows. Respectful of character inside. Some 60's style changes. No intention to use it for events. **Tani Kaye:** What to keep from changing the usage. Sylva: Hours of use to 7:45 p.m. M-F. Fridays not typically many. Some Saturdays and Sundays. Very light use. Office not always used. **Antonio Castillo:** Appreciate the improvements. Is an iconic building. Much more limited use of a commercial. Conditions of approval for enforcement. Full support of this project. Reach out to the neighbors. **Amalia Gardner:** Known Dr. Harwell for many years. Needed to shut down clinic. Reached out to Michele, allowed me to bring my patients into her space. Will be a great resource for community. I am a resident of Highland Park as well. Business Computer: Heather Calso. Work with business owners. Speak in support of Michelle and Therapy offices. Practice on York Blvd. Only usually one or two therapists with patients. Investing in the community. Welcome addition to neighborhood. Quiet and zen and healing. Rosa Rivas: Go to HPOZ. Let us know so we can attend the meeting. Michelle Harwell can google me.

**Rick Marquez:** Parking a concern for neighbors, but a good addition. Would like to move that we approve it. Welcome individuals to our neighborhood.

Rick motion to approve with a note about parking. Mary Allison seconds.

	For	Against	Abstain	Recused	Ineligible	Absent
Mary Allison	X					
Brendan Cronshaw	X					
Theresa Elorriaga						X
Rick Marquez	X					
Liz Strong						X
Clara Solis	X					
Arturo Vargas						X
Mirtala Sanchez						X
John O'Hara	X					
<b>Total:</b>	<b>5</b>					<b>4</b>

**Motion carries.**

9.(5 mins) Discussion and possible motion to approve CIS in support of CF 20-0200 Rent Stabilization Ordinance.

Sasha Rappaport makes presentation.

Robert Burrescia speaks in opposition, a lot of upkeep issues.

Board Discussion: Mary how is CPI determined. Rick Comment. Clara comment.

**Mary Allison makes a motion to approve a CIS in support of CF 20-0200. John O'Hara seconds.**

	For	Against	Abstain	Recused	Ineligible	Absent
Mary Allison			X			
Brendan Cronshaw			X			
Theresa Elorriaga						X
Rick Marquez		X				
Liz Strong						X
Clara Solis		X				
Arturo Vargas						X
Mirtala Sanchez						X
John O'Hara		X				
<b>Total:</b>	<b>0</b>	<b>3</b>	<b>2</b>			<b>4</b>

**Motion does not pass.**

10. (5 mins) Discussion and possible motion to submit letter from Ad Hoc Northeast Community Plan committee regarding Housing Element.  
Rick makes a presentation. Clara reads a letter.

**PUBLIC COMMENT:** Lisa O. right direction. Sylva Blackstone letter is in right direction. Should send to press. Rosa Rivas – Thank Rick and Clara – this is what community needs.

Mary Allison – motion to send letter to board with additions that Clara made. Brendan seconds.

	For	Against	Abstain	Recused	Ineligible	Absent
Mary Allison	X					
Brendan Cronshaw	X					
Theresa Elorriaga						X
Rick Marquez	X					
Liz Strong						X
Clara Solis	X					
Arturo Vargas						X
Mirtala Sanchez						X

<b>John O'Hara</b>	<b>X</b>					
<b>Total:</b>	<b>5</b>					<b>4</b>

**Motion carries.**

11. (10 mins) Discussion and possible action regarding the Northeast Community Plan. Rick makes a presentation.

**Public Comment: Sylva Blackstone** – Should add to HHPNC that can take survey. Opportunity to comment.

12. (10 mins) Discussion and possible action to complete continuity document and Transition plan. Mary set out for all of the committees. Mary makes a presentation.

Public Comment: **Sylva Blackstone** – important to list all of the letters. Important to see the analysis and input we did. Flag bearing statements what our intentions were. Overview of things the committee took on. Lots of people commenting lots of people attending. Meetings well run. Maps of NE Community Plan – transit corridors need to be looked at. **Lisa O.:** Act as a liaison to elected officials.

13. (5 mins) Discussion and possible action regarding ENS reports: 6441 Av 64 Banquet Hall, CUB for Restaurant & Maximilliano.

**Public Comment:**

14. New Business  
None

15. Adjournment

**Committee member moves to adjourn the meeting 10:23 pm. seconds.**

	<b>For</b>	<b>Against</b>	<b>Abstain</b>	<b>Recused</b>	<b>Ineligible</b>	<b>Absent</b>
<b>Mary Allison</b>	<b>X</b>					
<b>Brendan Cronshaw</b>	<b>X</b>					
<b>Theresa Elorriaga</b>						<b>X</b>
<b>Rick Marquez</b>	<b>X</b>					
<b>Liz Strong</b>						<b>X</b>
<b>Clara Solis</b>	<b>X</b>					
<b>Arturo Vargas</b>						<b>X</b>
<b>Mirtala Sanchez</b>						<b>X</b>
<b>John O'Hara</b>	<b>X</b>					
<b>Total:</b>	<b>5</b>					<b>4</b>

**Motion carries.**

**Meeting is adjourned at 10:23 p.m.**